HUNTERS®
HERE TO GET you THERE
Honeylands, Portishead, Bristol, BS20 6RB

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Offers In Excess Of: £315,000

Hunters Estate Agents are pleased to bring to the market this lovely 2/3 bedroom semi detached home situated at the end of a quiet cul-de-sac. The property boasts fantastic rural views to the front and lovely features such as a log burner in the living room. The accommodation comprises entrance hallway, modern kitchen, living room, dining room/bedroom three, downstairs bathroom. The first floor accommodation comprises two further bedrooms with lovely rural views. Outside of the property there is an enclosed rear garden, one parking space and single garage. The property is being sold with no onward chain complications.

«EpcGraph»

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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ENTRANCE HALLWAY
2.75m (9' 0") x 1.79m (5' 10")
Door to front with window panel, radiator, oak flooring, stairs leading to the first floor, doors to all ground floor accommodation.

LIVING ROOM
4.31m (14' 2") x 3.63m (11' 11")
Double glazed window to front with lovely rural views, log burner with oak beam, radiator, oak flooring, television point.

MODERN KITCHEN
4.77m (15' 8") x 2.64m (8' 8")
Double glazed window to rear, door to rear, range of wall and base units with inset one and a half sink and mixer taps over, induction hob with extractor over and oven under, space for tall fridge/freezer, space for dishwasher, space for washing machine, breakfast bar, radiator.

DINING ROOM/BEDROOM THREE
3.22m (10' 7") x 2.72m (8' 11")
Double glazed window to front, obscured double glazed window to side, oak flooring, radiator, wall mounted boiler, telephone point.

FAMILY BATHROOM
2.44m (8' 0") x 1.56m (5' 1")
Obscured double glazed window to rear, panelled bath with shower over, low level WC, wash hand basin, towel heater, laminate flooring.

FIRST FLOOR LANDING
4.54m (14' 11") x 1.79m (5' 10")
Radiator, storage in eaves, access to loft space, doors to all first floor accommodation.

BEDROOM ONE
3.68m (12' 1") x 3.64m (11' 11")
Double glazed window to front with rural views, radiator.

BEDROOM TWO
4.31m (14' 2") x 2.76m (9' 1")
Double glazed window to side, storage in eaves, radiator.

REAR GARDEN
Fully enclosed garden by fencing, lawn, shingle and patio areas, plants and shrubs, outside tap, shed.

GARAGE
Single garage with up and over door, power and lighting, door to side.

PARKING
One off road parking space.

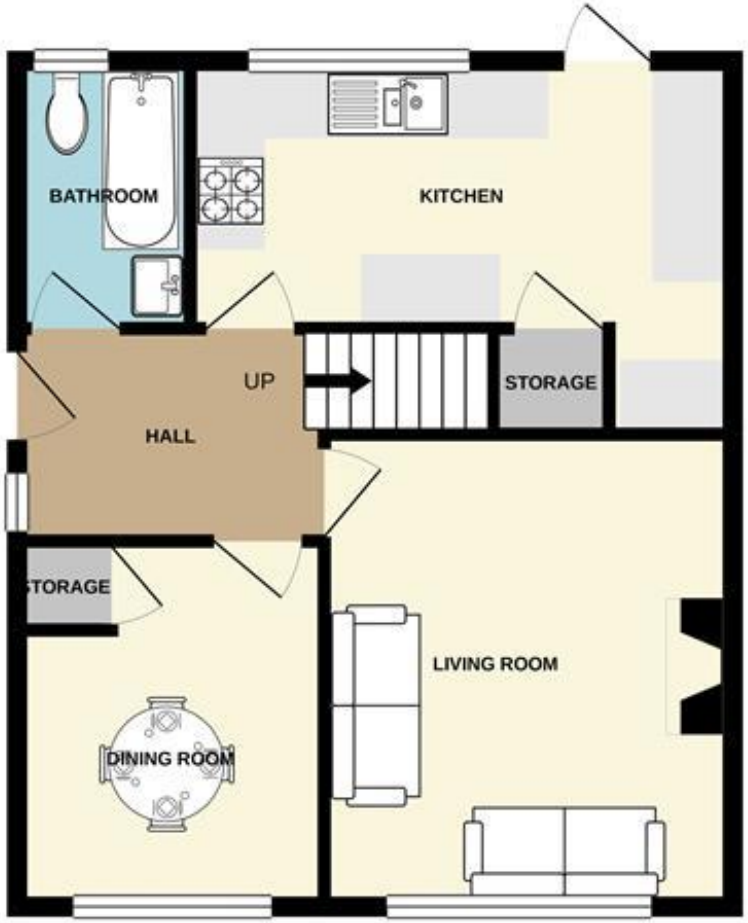
VIEWING ARRANGEMENTS
By Appointment With: Hunters
Tel: 01275 840600

OPENING HOURS:
Monday - Friday 9.00am – 6.00pm
Saturday 9.00am- 4.00pm
Sunday - closed

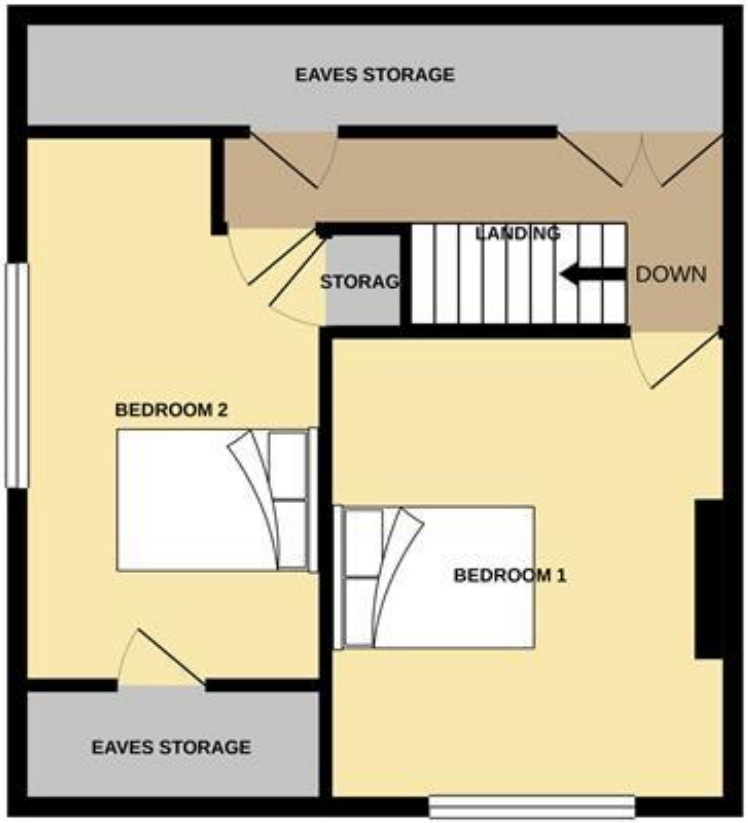
THINKING OF SELLING?
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.

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BREAD

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